



LOUDOUN COUNTY PUBLIC SCHOOLS PLANNING AND LEGISLATIVE SERVICES

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February 20, 2009

Ms. Judi Birkitt
County of Loudoun
Department of Planning
1 Harrison Street, SE
Post Office Box 7000 (Mail Stop 62)
Leesburg, Virginia 20177



RE: ZMAP 2008-0021/Kincora Village Center

Dear Ms. Birkitt:

School Board staff has reviewed the zoning map amendment application for Kincora Village Center. Based on the 2008 Virginia-County of Loudoun School Census, the proposed 1400 multifamily units will generate a total of 364 school-age children: 186 elementary school-age children (grades K-5), 80 middle school-age children (grades 6-8) and 98 high school-age children (grades 9-12).

New students generate substantial operational and capital expenses. The costs are evident in the County's budgets; the *School Board Adopted FY 2010 through FY 2014 Capital Improvement Program* and the *School Board Adopted FY 2009 Operating Budgets* underscore the financial effects that student growth has on Loudoun County. Approval of the Kincora Village Center application will generate the following operating and capital expenses (see attached chart):

- Capital costs for the development's elementary school students will be \$5,847,130;
- capital costs for the development's middle school students will be \$2,973,637;
- capital costs for the development's high school students will be \$5,411,406; and
- the annual operating costs for the 364 students projected with this application are estimated to be \$4,652,066.

The total estimated capital costs of \$14,232,173 and the annual operational costs estimated at \$4,652,066 will be needed to fund the educational services for the Kincora Village Center proposal alone. The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes and sales taxes. Nevertheless, the financial costs of all residential rezonings are not only significant, but also generate ongoing expenses that will continue to increase with the passage of time.

A review of currently approved residential development suggests that Loudoun County Public Schools can anticipate nearly 15,000 additional students over the next five years. This calculation does not embody children who are currently being served by Loudoun County Public Schools, nor

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does it include future potential students from by-right developments. The current Capital Improvement Program has utilized all proffered school sites. Projected enrollment growth will surpass all potentially available future capacity that is embodied in existing proffers. Children from currently approved developments will more than fill area schools. Additional development from new rezonings and by-right developments will place the schools in further jeopardy from a capacity perspective.

As current capital facility proffer calculations indicate that public schools account for approximately 80 percent of Loudoun's estimated capital costs, a proportionate share of the Kincora Village Center capital facilities contribution should be set aside for public school capital projects in the region. This designation should be noted within the capital facilities proffer statement (or other appropriate documentation) for Kincora Village Center.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of the children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and increase operational costs. In all rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions. Students who live within a school's walk zone must be transported to school because there are either no sidewalks or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency, but ultimately mean less time on the school bus for Loudoun's children. In order to ensure that students residing within Kincora Village Center can safely walk to and from school bus stop locations, pedestrian walkways should be provided and allow for public access easements.

The Loudoun County School Board is concerned about all land development applications. Both capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require any additional information, please contact me at your earliest convenience.

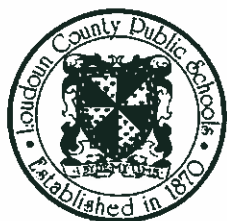
Sincerely,



Sam Adamo, Director

Attachment

c: Edgar Hatrick, Division Superintendent
Loudoun County School Board
(Site Location: Broad Run Election District)



Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2008-0021/Kincora Village Center

2008 Virginia-County of Loudoun School Census Student Generation Factors		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.87	0	0	0	0	0
Single Family Attached (SFA)	0.51	0	0	0	0	0
Multifamily (MF)	0.26	1400	186	80	98	364
Total Students		1400	186	80	98	364
Capital Costs			Elementary School Cost (FY 2010 CIP)	Middle School Cost (FY 2010 CIP)	High School Cost (FY 2010 CIP)	Total Capital Expenditure
School Cost			\$27,560,000	\$50,130,000	\$99,110,000	
Capacity			875	1,350	1,800	
Per Pupil Cost			\$31,497	\$37,133	\$55,061	
Project's Capital Costs			\$5,847,130	\$2,973,637	\$5,411,406	\$14,232,173
Annual Operational Costs			FY 2009 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$12,780	364	\$4,652,066	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2008-09 School Attendance Zone			Steuart W. Weller	Stone Hill	Broad Run	
September 30, 2008 Student Enrollment			646	731	1487	
2008-09 Building Program Capacity			832	1301	1654 *	

* Trailers are being used to provide temporary increases in building program capacity.